28 Wye Mill Cressbrook Mill, Cressbrook, Derbyshire, SK17 8SA

Saxton Mee

# 28 Wye Mill Cressbrook Mill

## Cressbrook

Guide Price

# £425,000

A Unique Setting In The Heart Of The Peak District National Park.

£425,000 - £450,000 Guide Price

Spacious three double bedroomed apartment in the superb Grade II listed former Sir Richard Arkwright's Mill. Enjoying an idyllic location close to the River Wye in Monsal Dale. The apartment is beautifully maintained throughout and offers extremely well proportioned and comfortable living accommodation within this important heritage building.

The light and airy apartment offers fabulous views over Monsal Dale, two allocated parking spaces and level lift access. Forming part of this Grade II Star listed development, within the original mill which dates back to 1816, the property retains many original features and offers ample accommodation spanning over 1700 sq ft.

Briefly comprising; large entrance hall, superb open plan kitchen/living/dining space with an impressive outlook. A separate utility room. Master bedroom with en suite bathroom including a free standing bath and separate shower enclosure. Two further double bedrooms with fitted wardrobes. A family bathroom with a separate shower enclosure.

Externally; Immaculate communal grounds, two parking spaces, bike store and leisure facility.

- Surrounded By An Impressive Natural Landscape
- Grade II Listed Mill Conversion
- Stunning Communal Gardens
- Easy Reach Of Local Amenities
- Two Allocated Parking Spaces
- Ideal Main Home Or Holiday Home
- Bike Store & Communal Games Room
- With A Security Intercom Lift & Stair Access
- Access To Beautiful Local Walks
- Viewings: Bakewell Office

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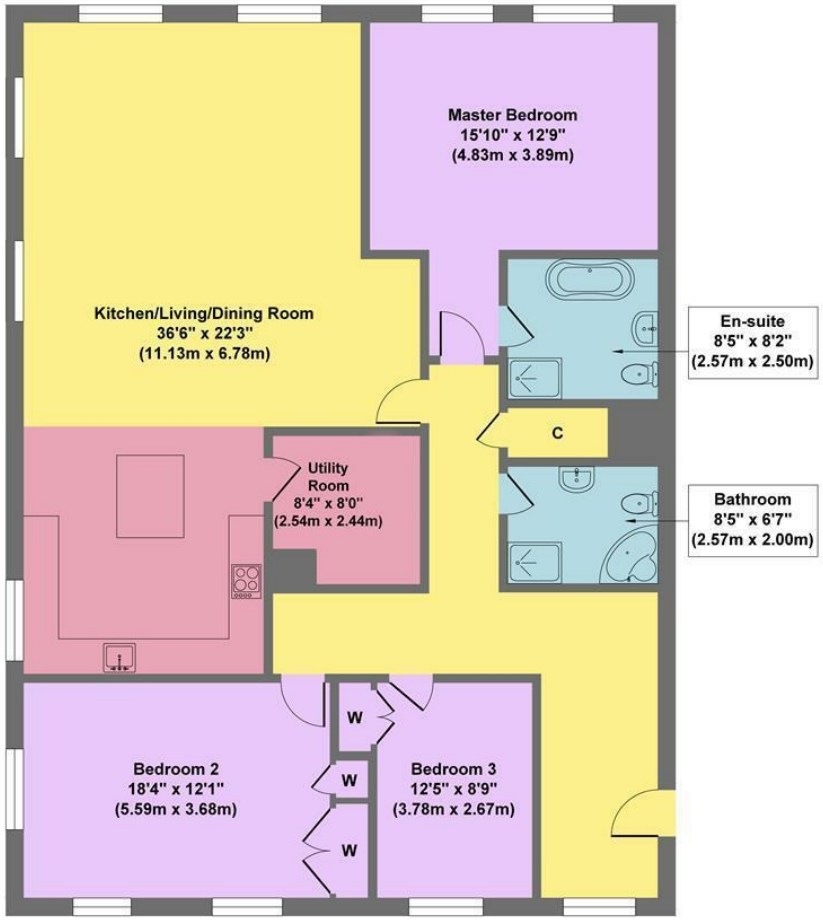


**Second Floor**
**Approximate Floor Area**
**Area 1746 sq.ft**
**(162.23 sq.m.)**

**Approx. Gross Internal Floor Area 1746 sq.ft / 162.23 sq.m**

Illustration for identification puposes only ,measurements are approximate, not to scale

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point, which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. Please note all the measurement details are approximate and should not be relied upon as exact. All plans, floor plans and maps are for guidance purposes only and are not to scale. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT. 'A Life Assurance policy may be requested.' 'Written Quotations of credit terms available on request.'

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